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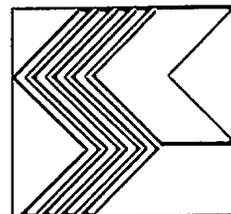
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CITY OF ST. CATHARINES

CITY HALL
50 CHURCH STREET
P.O. BOX 3012
ST. CATHARINES, ONTARIO L2R 7C2

PLANNING
SERVICES
DEPARTMENT

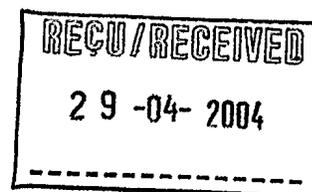
TEL (905) 688-5601
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April 27, 2004

REGISTERED MAIL

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3



To Whomever This May Concern:

**Re: Designation of 1258 Lakeshore Road West
Under the Ontario Heritage Act
Our File No. 10.64.170**

Please be advised that City Council at its regular meeting of April 26th, 2004, passed a By-law designating the above-noted property under the Ontario Heritage Act.

Three ~~(3)~~ certified copies of By-law 2004-135 are enclosed for your records.

Please contact the writer at (905) 688-5601, extension 1710, if you have any questions.

Yours truly,

Kevin Blozowski
Planner I

encl.

A. Poulin, City Solicitor
K. Todd, City Clerk

(C:\Karen\Heritage\OntHertFndDesLtr)

CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 2004-135

A By-law to designate the property at 1258 Lakeshore Road to be of historic or architectural value or interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended, authorizes the council of a municipality to enact by-laws to designate property within the municipality to be of historic or architectural value or interest;

AND WHEREAS property under the Ontario Heritage Act means real property and includes all buildings or structures thereon;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owner of the property described in Schedule "A" hereto, known as No. 1258 Lakeshore Road West, and upon the Ontario Heritage Foundation notice of intention to designate the property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the City of St. Catharines.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

1. The property, more particularly described in Schedule "A" attached hereto, known as No. 1258 Lakeshore Road West, is hereby designated to be of historic or architectural value or interest.

CERTIFIED under the Hand of the Clerk and the
Seal of the
CORPORATION OF THE CITY OF ST. CATHARINES
to be a TRUE COPY of By-law 2004-135
of the Corporation of the City of St. Catharines

DATED the 27th day of April 2004

Clerk of the Corporation of
the City of St. Catharines

2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the property and upon the Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.

Read a first time this 26TH day of APRIL 2004.

Read a second time this 26TH day of APRIL 2004.

Read a third time and passed this 26TH day of APRIL 2004.


CLERK


MAYOR.

SCHEDULE "A" TO BY-LAW NO. 2004-135

City of St. Catharines, Regional Municipality of Niagara, formerly in the Township of Louth, County of Lincoln, and being composed Part of Lots 7 and 8, in the Broken Front Concession for the Township of Louth, save and except Part 1 on Plan 30R-5530. Lands lastly described in Instrument No. 294176.

ALL of PIN 46144-0121(LT)

SCHEDULE "B"

Schram-Gregory House

1258 Lakeshore Road West
St. Catharines, Ontario



Current Owner: [REDACTED]

Original Owner: Fredrick Schram

Construction Date: c. 1797 (renovated c. 1872)

Builder: Fredrick Schram

Legal Description: Concession Broken Front Part Lots 7 & 8

Mailing Address: 1258 Lakeshore Road West RR#3
St. Catharines, Ontario
L2R 6P9

Prepared for the St. Catharines Heritage Committee by Scott Tufford
February, 2003

(Revised January, 2004)

HISTORY

Fredrick (Friedrich) Schram was born August 12, 1746 in Loonenburgh, New York (now Athens, Greene County), thirty miles south of Albany on the Hudson River into an acculturated Palatine German-Swiss community. Records confirm that he was baptized in Zion Lutheran Church and that he eventually married Engeltje (Angelica) and sired six children (Taylor, 1982). He joined Butler's Rangers and served with them as a corporal until the corps was disbanded in July, 1784. The Schrams were among the first Loyalist settlers of Louth; the 1787 "Victualing List" (a list of over forty families west of Four Mile Creek who received supplies from the Crown) recorded that the family had by then cleared six acres and had four acres of wheat sown. Fredrick was later rewarded for his service with a sizable Crown grant of land, specifically Lots 7 and 8 in the first, second and broken front concessions of Louth township, located along the lakeshore immediately east of Fifteen Mile Creek (Parnall, 1998); these lots would have been drawn by tickets no earlier than 1797 and probably around 1801-2 (Jouppien, 2003). Fredrick and his eldest son William assisted in the survey of Louth as 'chain men', no simple task as the Township was heavily forested and was divided up by numerous islets and creeks, moreso than any other in Niagara (Page, 1876). The two youngest Schram children were born on the homestead--Fredrick Augustus in 1790 and Magdalen in 1793. Young Fred was only the second child baptized by Reverend Robert Addison sometime after he arrived in Niagara in the spring of 1793 (Jouppien, 2003).

Fredrick Senior sold the farm (now 158 acres) to Fredrick Augustus in 1822 for 100 pounds and all his stock, implements and furniture for an additional 500 pounds. When he died in 1834 at the age of 88, he was interred in the family burial ground on the south side of Lakeshore Road. Fredrick Augustus married Cornelia Hainer (1790-1870) but they would not have any children. Cornelia's niece Cornelia Tinlin (1827-1904) came to live with them when she was eight and remained until she was married. The 1851 Census of Louth confirms that the Schrams were living in a frame house. Fredrick Augustus was active in church and community affairs: he served on the building committee of St. James Church near Port Dalhousie in 1841, was a leading figure in the construction of St. John's Church in 1868 (Barron, 1959), and he reserved the land where his father was buried as a community cemetery. In 1869, Fredrick and Cornelia deeded the property to niece Cornelia and her husband Eli Gregory who in return would care for them the rest of their lives (Lancaster, 2002). The Gregorys and their seven children moved into the Schram homestead. Cornelia died in 1870 and Fredrick died in September 1872; sometime after his passing, the Gregorys made several alterations to the old frame house to accommodate their large family.

Eli Gregory (1825-1900) was the descendant of Loyalists who had settled in Louth around the same time as the Schrams on lots immediately to the south of them (Gregory Road, running along the east side of Fifteen Mile Creek, was named after the family). His grandfather Philip Gregory had served with the British Army during the American Revolution. Eli had a varied and successful career: he raised livestock and grain on the farm, served as Reeve of Louth in 1864 and in 1875 was appointed first Justice of the Peace in Louth (Taylor, 1967). In this capacity, he held court in the dining/living room of his house. His career as a judge spanned over three decades-- his name appeared as a "convicting judge" on the "Returns of Convictions" list in 1862 (*St. Catharines Constitutional*) and again in 1884, 1887 and 1888 (*St. Catharines Daily Times*). He was also listed as proprietor of the American Hotel (on James Street for a period in the 1870's (Fisher & Taylor Directory, 1875-76).

When Eli died in August 1900, part of the farm and the house went to his second son Andrew Calvin Gregory (1852-1934). Andrew had married Emma Estelle Ismond (1857-1948) in December 1886 and by the time he inherited the homestead they had five children, two boys and three girls. Their youngest son, Philip Stanley, died in 1918 at age 23 while serving in the First World War. The *Ontario Commercial Yearbook of 1906* listed Andrew as a fruit grower, and he was particularly interested in raising and training trotting horses (Lancaster, 2002). Like his father, he was active in the public affairs of the Township, serving as Secretary of the School Board, Councillor, Deputy Reeve and Reeve of Louth from 1922 to 1924 (Rennie, 1967). Andrew periodically sold off parts of the farm, and by the time of his death in 1934, only 6 ½ acres and the house were passed on to his daughter Cecil(e) Kathleen. Cecile never married and lived in the house for nearly the rest of her life. During the Second World War, a Farmerette camp was established on the property; young women from the city lived there and worked the orchard and many of the local young men would frequent the camp as well! Miss Gregory was a charter member of the Louth Women's Institute and recorded much of her family's history. She died in June, 1975 and the following year the property was purchased by its current owner, [REDACTED].

ARCHITECTURE

The Schram-Gregory House is, in its present form, a two storey wood frame structure with a main (front) section and a rear wing attached to the east end, giving the house an L-shaped footprint. The facade looks south and is symmetrically arranged around three bays with a central front entrance and an open front porch. The high gambrel roof and dormers are attributes of a Dutch Colonial Revival style that was popular in Ontario from the 1870's to the 1920's (Blumenson, 1990) and which recalls the true colonial style of the Hudson Valley area in the seventeenth and eighteenth centuries.

EXTERIOR

The front section of the house encloses the original nineteenth century structure which was altered and enlarged sometime after 1872. A photograph from the 1860's shows the earlier details of the home which represents the Ontario rural vernacular farmhouse circa 1800-1860. It was a two storey house of wood frame construction with clapboard siding, a low pitch gable roof and a long front porch which extended across the entire width of the facade. The porch had a sloping roof, plain support posts and an open railing. There were two front entrances (in the custom of the Mennonite style "Doddy house" that has a separate entrance and dwelling for grandparents) and the front facade was pierced by three rectangular window openings; two windows can be seen in the west end of the house on both the ground and upper floor. The centrally situated brick chimney is another attribute of German-Mennonite architecture, as opposed to the end chimneys found on English/Quaker homes (, 1957). Just visible behind the west end of the house is a rough structure of what appears to be log construction. It seems to be a small barn or shed and may represent one of the earlier log or wood buildings erected when the Schrams first cleared their land circa 1800.





The Gregorys made some major structural changes to the house after 1872 to gain more living space for their large family. The low pitch gable roof was replaced with a high gambrel roof which gave increased area to the upper floor and created another half storey as an attic. The present roof has a large central gable in front, probably built in the 1920's, with a double window and is pierced front and rear by smaller gabled dormers, all of which admit more light into the upper floor. Positioned high up in the central front and side gable ends are small bell-shaped windows, and the upper expanse of each gable is covered with wood shingles. When the rear wing of the house was added at a later date, it received an identical treatment of roof design and window arrangement. The rear slope of the gambrel roof on the main section and wing extends further down and out, creating an overhang supported by posts over the rear doorways. The original central chimney remains in place and is slightly offset to the rear on the gambrel roof.

The second major alteration to the original house involved the ground floor facade and front porch. The full width porch was replaced in the 1920's with one of about half its width that is centered on the facade. It exhibits such simplified Classical elements such as round, smooth Tuscan support columns, a frieze with a small dentil course and a projecting cornice. The columns are supported by a closed railing covered on its exterior with shingles. The window and door openings of the ground



floor facade have also been altered: the two original entrances have been replaced by a single central doorway likely dating to the late nineteenth century with sidelights and a decorative storm door. The three original windows have given way to two larger ones set in either end of the facade just beyond the edge of the porch. One small window is positioned off to the west side of the front door. The entire house is now covered with vinyl siding, and certain windows on the front and sides are bracketted by louvered shutters.

INTERIOR

The interior of the house maintains a number of original elements. Perhaps the most attractive feature is the front hall staircase with its heavy, turned newel-posts and narrow supports, handrails and recessed wood panelling. It is a particular design with three landings identified as a "dog's leg" staircase which was used in homes with pitched roofs (Lancaster, 2002). Also remaining in situ is the original central fireplace which would have provided dissipation for cooling in the old frame house (Jouppien, 2003). Above the fireplace is wallpaper that, although modern, closely matches the pattern of very old wallpaper discovered under many layers in the dining room. Still visible in one wing of the main section is the original post and beam construction; these members are made of black walnut which grew once grew plentifully on the property and throughout Louth Township.

GROUNDS

The cultural landscape of the site is most impressive. Certain trees of great size and rarity still survive on the property, including large oaks, black walnuts and an uncommon black walnut-butternut hybrid. Another rare tree, a cherry birch found only in this area in Canada, was recently lost to the erosion of the lake shore. Such trees attest to the rich soils and desirable microclimate of the Louth area. Early German settlers in fact sought out large black walnut trees as indicators of excellent potential farmland (Rennie, 1967). Towards the lake front, the footprint of the camp kitchen and the water system used when the Farmerettes tended the orchard can still be seen.



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() The Trail of the Black Walnut